



Bill Owens
Governor

Colorado Department of Local Affairs
Executive Director, Michael L. Beasley

DIVISION OF PROPERTY TAXATION
Mary E. Huddleston
Property Tax Administrator

BULLETIN NO. 36

TO: County Assessors

FROM: Mary E. Huddleston
Property Tax Administrator

DATE: December 21, 2005

THE BULLETIN IS AVAILABLE ON OUR WEBSITE.
www.dola.state.co.us/propertytax/index.htm

<u>Date</u>	<u>Title</u>	<u>Distribution</u>
12/21/05	Appraisal 103 - Income Approach to Value	Review with interested personnel. Return registration form to Division. File in Education File.
12/21/05	Appraisal 108 - Introduction to Appraisal	Review with interested personnel. Return registration form to Division. File in Education File.
12/21/05	Appraisal 201 - Personal Property	Review with interested personnel. Return registration form to Division. File in Education File.
12/21/05	Appraisal 607 - National USPAP Update Course	Review with interested personnel. Return registration form to Division. File in Education File.





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DIVISION OF PROPERTY TAXATION
Mary E. Huddleston
Property Tax Administrator

TO: All County Assessors

FROM: Mary E. Huddleston
Property Tax Administrator

SUBJECT: Appraisal 103 – Income Approach to Value

DATE: December 21, 2005

DISTRIBUTION: Review with interested personnel.
Return registration form to Division.
File in Education File.

Income Approach to Value ***(APR 103)***

Five-day Workshop

Education Credit: 34 Hours (Initial License, Qualifying for License Upgrade, and Continuing Education)

Tested: Mandatory

Recommended Prerequisite: APR 108 - Introduction to Appraisal

Cost Per Student: \$25.00

(Please make checks payable to: Colorado Assessors' Association.)

TOPICS:

- Rationale of the Income Approach
- Real Estate Investments
- Income and Expense Analysis
- Capitalization Formulas and Rates
- Development of Rates
- Direct Capitalization, Straight Line Capitalization
- Residual Techniques
- Case Studies

Class times are 8:30 a.m. to 4:30 p.m.

2006					
Jan. 30 - Feb. 3	Grand Junction	State Services Building	970-248-7318	222 South 6th St., #101	Frank & John





COLORADO ASSESSORS' ASSOCIATION
 DPT EDUCATION REGISTRATION FORM
 1313 Sherman Street, Room 419
 Denver, Colorado 80203
 (303) 866-2371 Telephone
 (303) 866-4000 Fax

County Name

- ☐ Assessor's Staff
- ☐ Commissioner's Staff
- ☐ Treasurer's Staff
- ☐ Clerk & Recorder's Staff
- ☐ Other

Please submit one registration form for each course title.

Course Title	
Location	
Course Date	

County Contact Person		
Work Phone Number (Include Area Code & Extension)		E-mail:

NAME	E-MAIL	SOCIAL SECURITY NUMBER (First-time Students ONLY)	COLORADO APPRAISAL LICENSE NUMBER

For **appraisal** classes e-mail rebecca.fisk@state.co.us
 For **administrative** classes e-mail evelyn.morales@state.co.us



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Mary E. Huddleston
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TO: All County Assessors

FROM: Mary E. Huddleston
Property Tax Administrator

SUBJECT: Appraisal 108 – Introduction to Appraisal

DATE: December 21, 2005

DISTRIBUTION: Review with interested personnel.
Return registration form to Division.
File in Education File.

Introduction to Appraisal

(APR 108)

Three-day Workshop

Education Credit: 22 Credit Hours (Initial License, License Upgrade, and Continuing Education)

Tested: Mandatory

Recommended Prerequisite: Admin 100 - Introduction to Assessment

Cost Per Student: \$15.00

(Please make checks payable to: Colorado Assessors' Association.)

TOPICS:

- Economic Principles
- Highest and Best Use
- Money and Real Estate
- General Assessment Practices
- Three Approaches to Appraisal
- Types of Ownership
- Sales Confirmation

Class times are 8:30 a.m. to 4:30 p.m.

2006					
Jan. 24-26	Lone Tree	Douglas County Park Meadows Ctr.	720-733-6900	9350 Heritage Hills Cir.	TBD
Feb. 7-9	Grand Junction	State Services Building	970-248-7318	222 South 6th St., #101	Frank & John





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TO: All County Assessors

FROM: Mary E. Huddleston
Property Tax Administrator

SUBJECT: Appraisal 201 – Personal Property

DATE: December 21, 2005

DISTRIBUTION: Review with interested personnel.
Return registration form to Division.
File in Education File.

Personal Property

(APR 201)

Two-day Workshop

Education Credit: 8 Hours (Continuing Education)

Tested: No

Recommended Prerequisite: APR 108 - Introduction to Appraisal

Cost Per Student: \$10.00

(Please make checks payable to: Colorado Assessors' Association.)

TOPICS:

- Constitutional Provisions and Statutory References
- Assessment Calendar
- Court Decisions
- Discovery and Listing
- Administrative Issues: Confidentiality and Penalties
- Classification
- Depreciation Tables and Factors
- Valuation Procedures
- Taxpayer Remedies and BIAs
- Special Issues
- Performance Analysis
- Case Study

Class times are 8:30 a.m. to 4:30 p.m.

2006					
Jan. 17-18	Aurora	Arapahoe County's CentrePoint Plaza	303-636-1100	14980 E. Alameda Dr.	Ken
Jan. 25-26	Montrose	Montrose County South Campus	970-249-3753	1845 S. Townsend Ave.	Ken





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TO: All County Assessors

FROM: Mary E. Huddleston
Property Tax Administrator

SUBJECT: Appraisal 607 – National USPAP Update Course

DATE: December 21, 2005

DISTRIBUTION: Review with interested personnel.
Return registration form to Division.
File in Education File.

National USPAP Update Course

(APR 607)

One-day Course

Education Credit: 7 Credit Hours (Continuing Education)

Tested: Not for 2006

Recommended Prerequisite: Licensed Appraisers

Cost Per Student: \$57.00 (includes the cost of the current USPAP manual and 7-hour student manual). **All student registrations and fees must be received by the Division by January 6, 2006, to meet ordering and shipping deadlines.**

(Please make checks payable to: Colorado Assessors' Association.)

TOPICS:

- Focuses on changes to the 2005 edition of USPAP.
- USPAP will be applied to everyday appraiser practice.
- Aids appraisers seeking competency in the Uniform Standards of Professional Appraisal Practice (USPAP).

Class time is 8:30 a.m. to 4:30 p.m.

2006					
February 9 Deadline January 6	La Junta	Exact Location TBD			Instructor TBD





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